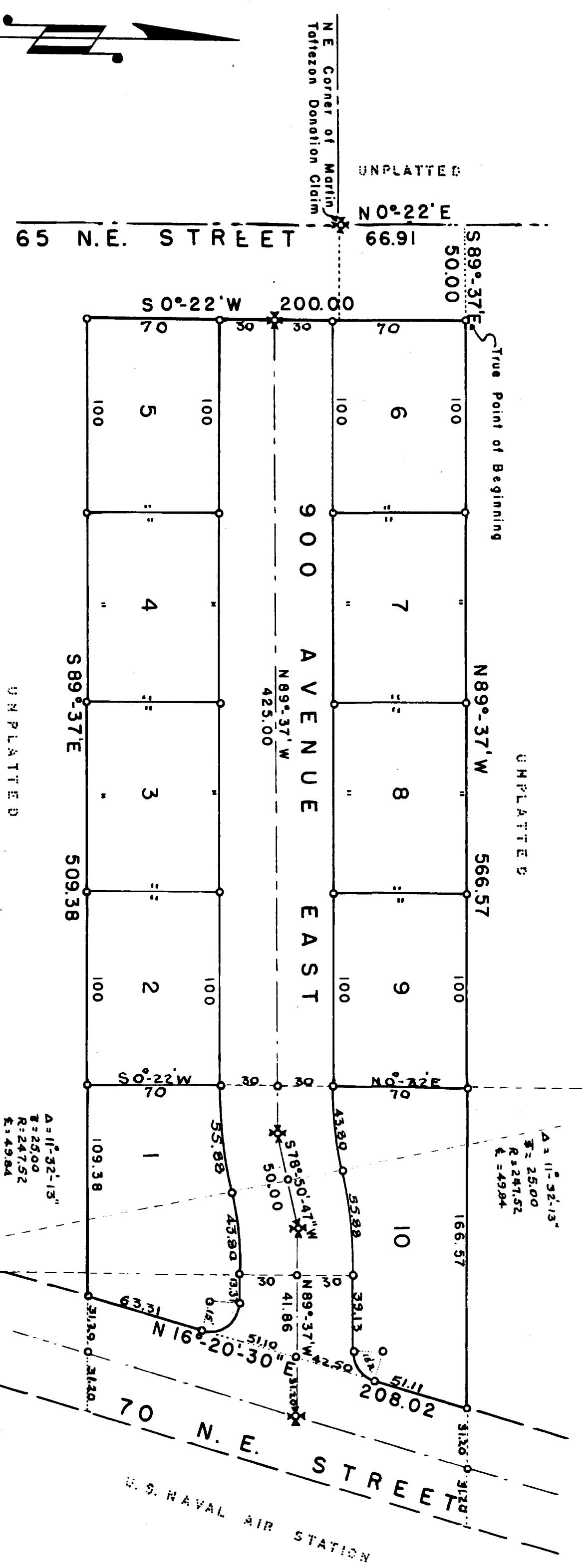


3997936

PLAT OF
RUDDICKS FIRST ADDITION
TO
THE TOWN OF OAK HARBOR
IN
GOV'T LOT 2, SECTION 36, TOWNSHIP 33 N., RANGE 1 E.W.M.



DESCRIPTION

DEDICATION

Beginning at a point on the North Line of the Government Lot 2, Section 36, Township 33 North, Range 1 East, Williams Meridian, that is S 89° 37' E 50.00 feet and N 0° 22' E 66.91 feet from the Northeast Corner of the Moritz Tellezen Donation Claim, this being the True Point of Beginning and from which the Northwest corner of said Lot 2 bears N 89° 37' W 100.00 feet, thence S 0° 22' W 200.00 feet, thence S 89° 37' E 509.38 feet to the West Boundary of the County Road, thence N 16° 20' 30" E 208.02 feet along said boundary of the County Road, thence N 89° 37' W 566.57 feet along the North Boundary of Government Lot 2 to the True Point of Beginning.

Containing 2.470 acres, and all lying in Island County, State of Washington.

Range 1 E.W.M. Situate in Island County, State of Washington.

ACKNOWLEDGEMENT

This is to certify that on the 15th day of May A.D. 1958 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Joseph F. Ruddick and Cecil C. Ruddick, his wife, and Eva M. McDonald, a widow, and C.H. Rutherford, Vice President, and C.W. Johnson, Secretary Treasurer of the Everett Trust and Savings Bank Incorporated and whose corporation seal appears above, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

(S) E.P. McLean
Notary Public in and for the State
of Washington, Residing at
EVERETT

KNOWN ALL MEN BY THESE PRESENTS, That Eva M. McDonald and Joseph F. Ruddick and Cecil C. Ruddick, his wife, the undersigned, owners in fee simple of the land hereby platted, and Everett Trust and Savings Bank, Island County Branch mortgagee thereof, hereby declare this plat and dedication to the use of the public forever all streets, avenues, places, and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon. Also the right to drain all streets, over and across any lot or lots where water might take a natural course, after the street or streets are graded. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. No lot, tract or portion of a lot or tract of this plat shall be divided and sold, or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7000 square feet or less than 60 feet in width of its narrowest part.

The above named owners hereby reserve all mineral and oil rights within this plat as they may appear of record.

In Witness Whereof, we have hereunto set our hands and seals this 15th day of May A.D. 1958.

(S) C.H. Rutherford
Vice President Everett Trust and
Savings Bank Incorporated

(S) P.W. Johnson
Secretary Treasurer Everett Trust
and Savings Bank Incorporated

(S) Eva M. McDonald
(S) Joseph F. Ruddick
(S) Cecil C. Ruddick

SURVEYORS CERTIFICATE

I hereby certify that the plat of Ruddicks First Addition to the Town of Oak Harbor is based upon an actual survey and subdivision of Section 36, Township 33 N., Range 1 E.W.M., that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.

Map 154125
Registered Professional Land Surveyor
Cert. No. 2466

LEGEND
* = Concrete Monument
Scale: 1" = 50'

CERTIFICATE OF TITLE

Certificate of Title Recorded in Volume 27, Page 1145 of Miscellaneous Records, Records of Island County, Washington, at 4:12 P.M. on the 22nd day of May A.D. 1958.

4/14/58

Attest: J.W. Fisher
County Auditor
Deputy

CERTIFICATE OF TREASURER

I, H.A. Long, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1957.

By: H.A. Long
County Treasurer
Deputy

CITY COUNCIL AND PLANNING COMMISSION APPROVAL

Approved by the City Council and Planning Commission of Oak Harbor this 3rd day of June 1958.

Attest: Clarence Chalmers
City Clerk

By: C.M. Chalmers
Mayor
Chairman, Planning Commission

RECORD

Filed for record of the request of Joseph F. Ruddick on this 6th day of June 1958 at 3:55 minutes past 4 o'clock and recorded in Volume 6 of Plots, Page 24, Records of Island County, Washington.

Record No. 115125
By: M. J. Fisher
County Auditor
Deputy

CITY ENGINEER APPROVAL

Approved this 2nd day of June 1958
By: J. W. Fisher
City Engineer